

TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE



FISCAL MEMORANDUM

HB 2098 – SB 2067

March 27, 2018

SUMMARY OF ORIGINAL BILL: Increases, from 10 to 15 working days, the period of time after the expiration of a building permit that a municipal office is required to mail the copy of either a certificate of insurance or a workers' compensation policy received as evidence of the existence of such insurance to the person who obtained the building permit.

FISCAL IMPACT OF ORIGINAL BILL:

NOT SIGNIFICANT

SUMMARY OF AMENDMENT (015495): Deletes all language after the enacting clause. Authorizes any industrial, commercial, or other business establishment in operation prior to the adoption of land use restrictions in a transit oriented redevelopment to continue in operation and be permitted, provided that no change in the use of the land is undertaken by the establishment. Authorizes such establishments to rebuild facilities if they are damaged by unplanned causality or an act of God.

FISCAL IMPACT OF BILL WITH PROPOSED AMENDMENT:

Other Fiscal Impact – To the extent a business establishment subject to land use restrictions pursuant to a redevelopment plan rebuilds or reconstructs a facility not authorized under current law, local expenditures may decrease and state and local tax revenue may increase. The extent and timing of any such impacts cannot be reasonably quantified.

Assumptions for the bill as amended:

- Under current law, pursuant to Tenn. Code Ann. § 13-7-208(m), immediately preceding the adoption of a land use restriction or an amendment of the restrictions occurring on or after July 1, 2015, industrial, commercial and other business establishments permitted to operate under land use restrictions imposed pursuant to a housing authority redevelopment plan are authorized to replace facilities necessary to conduct business only if the facilities are acquired by a government entity pursuant to the power of eminent domain or under the threat of exercise of power of domain or are required to

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relocate as a result of acquisition of property pursuant to eminent domain and certain provisions are met.

- This legislation would authorize industrial, commercial, or other business establishments subject to land use restrictions imposed by a housing authority redevelopment plan or transit oriented plan to rebuild present facilities if they are damaged by unplanned casualty or an act of God.
- Lifting the restrictions for such business establishments may lead to rebuilding and reconstruction of facilities not authorized under current law. Such rebuilding or reconstruction may lead to decreases in local expenditures related to eminent domain and increases in state and local tax. The extent and timing of any such impacts cannot be reasonably quantified.

IMPACT TO COMMERCE WITH PROPOSED AMENDMENT:

Other Commerce Impact – Businesses may experience a permissive increase in expenditures; the extent and timing of any such impact cannot be reasonably quantified.

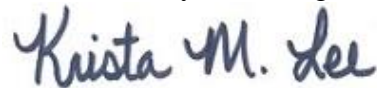
Jobs Impact – Not Significant

Assumptions for the bill as amended:

- To the extent businesses reconstruct facilities they otherwise would not have in the absence of this legislation, there will be a permissive increase in business expenditures; the extent and timing of any such impact cannot be reasonably quantified.
- Any impact on jobs in Tennessee is estimated to be not significant.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.



Krista M. Lee, Executive Director

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